



Zoning Committee

REQUEST

Current Zoning: UR-2 (CD) (urban residential, conditional)
Proposed Zoning: UR-2 (CD) SPA (urban residential, conditional, site plan amendment)

LOCATION

Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard.

(Council District 4 - Johnson)

PETITIONER

Carolyn Associates Owner, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Newell Small Area Plan (2002)* and the *University City Area Plan (2015)* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential units up to 17 DUA.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The request compliments the adopted vision for the University City Area Plan in that it improves accessibility by maximizing the use of existing local street connections to provide a high level of mobility and multi-modal access. The project accomplishes that by committing to continue construction, through a reimbursement agreement with the City, on the Dave McKinney Avenue extension connecting the site and surrounding neighborhood directly to the University City Boulevard Blue Line Station.
- The proposal achieves the Newell Small Area Plan's land use objective by providing a broad range of housing.
- The proposed intensity is reasonable considering the site's proximity (over .5 mile but under .7 miles) to the University City Boulevard Blue Line Station.
- The proposed mixture of residential uses is an appropriate transition between student housing to the west of the site and detached single family homes to the east.

Motion/Second: Spencer / Welton
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer
and Welton
Nays: None
Absent: Chirinos
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090